

TEXAS APPRAISER LICENSING  
AND CERTIFICATION BOARD

vs.

LORENE MAE HUFFMAN  
TX-1325645-G [EXPIRED]

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DOCKETED COMPLAINT NO.  
09-306

**AGREED FINAL ORDER**

On this the 12 day of Feb, 2010, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the certification of Lorene Mae Huffman (Respondent).

In order to conclude this matter Lorene Mae Huffman neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

**FINDINGS OF FACT**

1. Respondent, Lorene Mae Huffman, is a state certified general real estate appraiser who held certification number TX-1325645-G during all times material to the above-noted complaint case.
2. Respondent appraised 142 Williamsburg Lane, Bullard, Texas 75757 ("the Bullard property") on or about October 24<sup>th</sup>, 2008.
3. Thereafter a complaint relating to this real estate appraisal report was filed with the Board. The complaint alleged that Respondent failed to comply with the Uniform Standards of Professional Appraisal Practice in her completion of the appraisal report.
4. After receipt of each complaint, the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaint.
5. Since the time of this complaint, Respondent's state certification as a real estate appraiser has expired and Respondent no longer desires to hold a license, certification, authorization or registration from the Board. Without admitting any wrongdoing, and in order to resolve this matter without incurring the time and expense of litigation, Respondent acknowledges that her state certification has lapsed and she is hereby agreeing not to seek renewal of the certification, nor to

apply for any authorization, license, certification or registration with the Board in the future.

6. The parties hereby enter into the foregoing consent order in accordance with TEX. OCC. CODE § 1103.458.

### CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. The parties are authorized to resolve their dispute by means of a consent order in accordance with TEX. OCC. CODE § 1103.458.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that Respondent shall not seek renewal of her certification, nor apply to the Board for any authorization, license, certification or registration in the future.

Failure to timely comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent as provided for by TEX. OCC. CODE § 1103.518.

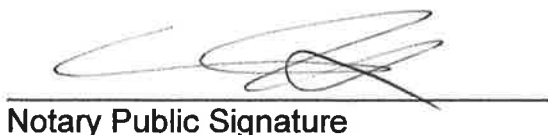
Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published on the Board's web site.

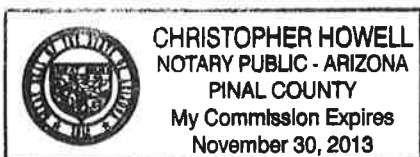
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 25 day of JANUARY, 2010.

  
LORENE MAE HUFFMAN

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 25 day of January, 2010, by LORENE MAE HUFFMAN, to certify which, witness my hand and official seal.

  
Notary Public Signature



Christopher Howell  
Notary Public's Printed Name

Signed by the Commissioner this 12 day of Feb, 2010.



Douglas Oldmixon, Commissioner  
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 12 day of Feb, 2010.



James B. Ratliff

Clinton P. Sayers, Chairperson  
Texas Appraiser Licensing and Certification Board